

**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, DECEMBER 03, 2014  
6:00 PM**

**COMMON COUNCIL CHAMBERS – CITY HALL - 7525 W. GREENFIELD AVE.**

1. **Approval of minutes of the October 22, 2014 meeting.**
2. **Ordinance to amend Sections 12.06, 12.40, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting medical clinics and services, mental health services, and hospitals.**

The purpose of this ordinance amendment is to further define and separate various medical uses, such as medical clinics, mental health services, hospitals and medical service facilities, to help clarify which zoning districts various medical uses are allowed to be located.

**Medical Clinics**

A category for "Medical Clinics" would be created to consolidate existing uses which provide "medical or surgical services or alternative medicine for the diagnosis of persons on an outpatient basis, such as doctors, dentists, chiropractors, optometrists, podiatrists, not including classes as a primary use." This use would remain a permitted use in all commercial and manufacturing districts.

**Mental Health Services**

A category for "Mental health services" would be created to separate and replace uses that used to be contained within the category for "Clinics, medical or dental". "Mental health services" would be a Permitted Use in the C-3 Community Commercial District (and above), just as "Clinics, medical or dental" currently are.

The following definition for "Mental health services" is being proposed:

A facility providing psychiatric services by practitioners on an outpatient basis for the diagnosis and treatment of mental disorders; not including classes as a primary use.

**Medical Service Facility**

A category for "Medical Service Facility" would be created to separate and replace uses that used to be contained within the category for "Clinics, medical or dental". "Medical Service Facility" would be a permitted use in the C-3 Community Commercial District (and above), just as "Clinics, medical or dental" currently are.

The following definition for "medical service facility" is being proposed:

A facility which provides medical services for the specialized diagnosis, testing and treatment of alcoholism or chemical substance abuse, including but not limited to, a facility where human material or matter, including blood or plasma is donated.

**Hospitals**

The following definition for "hospitals" is being proposed:

A state-licensed facility providing health services and medical, psychiatric, or surgical care to persons, primarily as inpatients.

**Recommendation:** Recommend Common Council approval of the Ordinance to amend Sections 12.06, 12.40, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting medical clinics and services, mental health services, and hospitals.

**3. Ordinance to amend Sections 12.06, 12.40, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting food production and sale uses.**

The purpose of this ordinance amendment is to define, consolidate and organize food sales and production-related uses, and to clarify the required conditions of uses in their respective commercial districts.

**Food Production**

A category for "food production, limited" would be created to consolidate existing uses, such as bakeries, candy stores, caterers and delicatessens. This new use category would be a Special Use in all commercial and manufacturing districts, based on their potential for food waste and traffic (trucking). Those existing uses are all currently Special Uses in all commercial districts, except for catering, which is currently a Permitted Use and is not presently allowed in C-1. This proposed amendment would reclassify catering as a Special Use and also allow it within the C-1 Commercial Business District.

The following definition for "food production, limited" is being proposed:

An establishment that manufactures food products to be sold to consumers, retailers or wholesalers for final consumption or distribution; including, but not limited to, bakeries, caterers, candy and ice cream stores, delicatessens and meat markets, breweries, distilleries, and service bases for mobile food services; this does not include the transformation of livestock.

"Food processing and production," not covered within the "limited" category would remain solely in the M-1 Manufacturing, as a Special Use. Such uses would include production not intended for direct sale to consumers.

**Food Sales**

Food stores, including meat market and delicatessens would be renamed "grocery store" to eliminate any ambiguity of "delicatessen" uses, which are proposed to be included within "food production, limited." Grocery stores would continue to be treated as permitted uses and would be expanded into the C-1 Central Business District.

The following definition for "grocery store" is being proposed:

An establishment that sells staple food, meats, produce, and dairy products and usually household supplies, and includes no form of food production.

Of note, grocery stores over 50,000 sq. ft. would be treated as Special Uses under our "Big Box" classification beginning in the C-3 Community Commercial District. Grocery stores that also include food production, such as a previously termed meat market or delicatessen, would require a Special Use permit for this type of "accessory use." The definition of accessory use is also being proposed to be strengthened to include that such uses "shall not alter the character of the area or be detrimental thereto," which would require that accessory uses classified as Special Uses within their respective district would need to undergo a Special Use review via the Plan Commission and Common Council.

**Required Conditions**

The Required Conditions of the C-2 and C-3 districts would be amended to remove the requirement that "all goods produced on the premises shall be sold at retail on the premises where produced." The requirement would be amended to read that "All business establishments shall contain onsite retail or be service establishments dealing directly with consumers." This condition would also be added to the C-1 Central Business District.

**Recommendation:** Recommend Common Council approval of the Ordinance to amend Sections 12.06, 12.40, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting food production and sale uses.

- 4A. Special Use Permit to establish an outdoor patio dining area at Butch's Pub and Eatery, an existing restaurant, located at 2132 S. 92 St. and 9138-40 W. National Ave.**
- 4B. Site, Landscaping and Architectural Plans for proposed renovations to the property at 2132 S. 92 St. and 9138-9140 W. National Ave., submitted by Bernard Schettle, owner. (Tax Key No. 478-0284-000)**



Items 4A and 4B may be considered together.

### **Overview and Zoning**

The Plan Commission approved a site and landscaping plan in September, which generally described the scope of work of the proposed improvements for the site, building and new patio deck addition.

In follow up to the previously approved scope of work, Butch's Pub and Eatery has recently completed a significant amount of exterior work including exterior siding, paving, a new fence and recently the rough construction of an outdoor patio deck on the SW side of the building. Butch has also applied for a Special Use Permit to utilize the outdoor patio for outdoor dining/extension of premise.

The proposed hours of use for the outdoor patio would be between 10am and 10pm, seven days per week.

For the purposes of the special use, the restaurant/pub hours will be between 10am to the State mandated closing time. However, Butch has volunteered that the typical hours of business are usually something more like noon to midnight.

About 6 employees will staff the new business. The opening date hasn't been announced yet, and is pending interior finishes. Possibly late 2014 or early 2015.

### **Site, Landscaping and Architectural**

A recap of work completed since September includes:

1. Residing the lower portion of the building with a medium gray 6 inch vinyl siding to match the width of existing white siding on the upper level of the building.
2. Parking lot. Completed a 2 inch parking lot resurface and restriping the lot. Restriping included relocating the ADA parking stall closer to the existing main entry (on the SE side of the building);
3. The refuse area will be located/enclosed within the garage area;
4. New patio door and SW corner glass door and dining room window installed.
5. New window trim and accent trim between the first and second floor in a contrasting color has been installed;
6. A 6-ft high decorative board on board fence on the east side of the parking lot.
7. The existing signage on site was removed.
8. New glass doors on the SW corner and main entry to the building.

9. An old fence was removed above the garage.
10. Replaced and painted concrete wheel stops.

Remaining work from 9/24 Plan Commission scope:

1. Complete finish work of new deck (lattice, flower planters, stain/paint details)
2. Adding flower pots/planters around the building and near the front entry;
3. Burgundy color canvas awnings to be added to the building to add curb appeal and articulate commercial storefronts.
4. Removal of the window air conditioning units.
5. Signage plan

**Recommendation:** Common Council Approval of the Special Use Permit to establish an outdoor patio dining area at Butch's Pub and Eatery, an existing restaurant, located at 2132 S. 92 St. and 9138-40 W. National Ave. and approval of a site, landscaping and architectural plan for proposed renovations to the property at 2132 S 92 St. & 9138-9140 W National Ave. (Tax Key No. 478-0284-000), subject to the following:

1. An updated site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) as built of the new patio deck including material specifications and paint or stain color details of the proposed exterior deck finishes; and, (b) landscaping details being provided relative to the proposed planters on site. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8466 with any questions.
2. Common Council approval of the Special Use Permit. A Public Hearing is scheduled for January 6, 2015.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval).

3. A signage permit application being applied for and a sign plan being submitted to the Department of Development for consideration.
4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**5A. Special Use Permit to establish Guiding Light Holiness Temple, a proposed religious institution, to be located at 5928 W. Burnham St.**

**5B. Site, Landscaping and Architectural Plans to establish Guiding Light Holiness Temple, a proposed religious institution, to be located at 5928 W. Burnham St., submitted by Pastor Eric Jefferson of Guiding Light Holiness Temple. (Tax Key No 455-0065-000)**

Items 5A and 5B may be considered together.

### Overview and Zoning

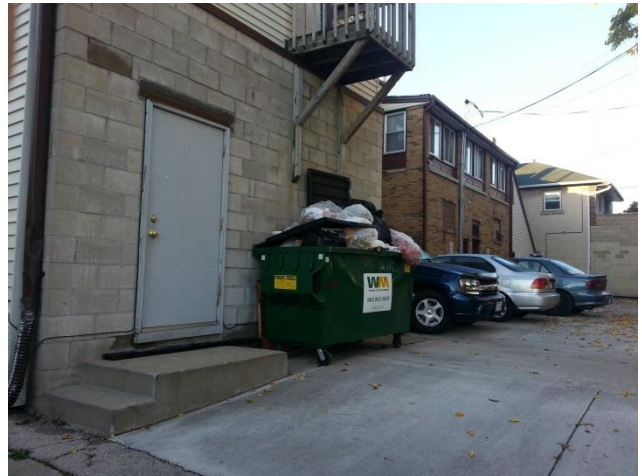
Eric and Shiela Jefferson of the Guiding Light Holiness Temple are proposing to establish a church/religious use within a 1,000-sf space at 5928 W. Burnham St. This is a multi-tenant building on the north side of W. Burnham St.



The property is zoned C-2/Neighborhood Commercial and religious facilities are considered special uses. The proposed operations indicated in the applicant's description include use of the space on Tuesday, Friday and Sunday afternoon and evenings (generally between the hours of 11am and 8pm. Seating for under 50 persons is allowed without increasing the fire safety requirements.

### **Site, Landscaping and Architectural plan**

The existing building fronts W. Burnham St. and has paved parking behind the building. Access to the parking lot is via an existing alley that runs north and south between W. Burnham St. and W. Mitchell St.



The property is under an approved site and landscaping plan from November of 2013 when the property's parking lot was repaved. Staff will be following up with the property owner to obtain compliance with the plan to screen the dumpster area on site, and recommends site compliance of the refuse enclosure installation within 60 days.

Seven parking spaces are shown as being provided on the approved site plan. Street parking is also available along W. Burnham St. within the commercial corridor.

**Recommendation:** Common Council approval of the Special Use Permit to establish Guiding Light Holiness Temple, a proposed religious institution, to be located at 5928 W. Burnham St. and to approve the Site, Landscaping and Architectural Plans subject to the following conditions:

(Items 1 through 2 are required to be satisfied prior to the issuance of occupancy permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) tenant's submittal of a revised floor plan indicating the number of seats and aisle widths; (b) the property owner's completion of the installation of a 4-sided refuse screen within 60 days; (c) the property owners immediate replacement of the storefront door window on the south side of the building. Contact Steve Schaer Manager of Planning and Zoning at 414-302-8466.
2. Common Council approval of the Special Use Permit. A Public Hearing is scheduled for January 6, 2015.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval.)



3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**6A. Special Use Permit for Dave's Famous Pickles, a proposed food production facility, to be located at 7133 W. Becher St.**

**6B. Site, Landscaping and Architectural Plans for Dave's Famous Pickles, a proposed food production facility, to be located at 7133 W. Becher St., submitted by Dave Shanklin of Dave's Famous Pickles. (Tax Key No. 453-1057-000)**

Items 6A and 6B may be considered together.

### Overview and Zoning

Dave Shanklin, d/b/a Dave's Famous Pickles, is proposing to purchase, renovate and occupy the vacant building located at 7133 W. Becher St. The property, which has been vacant for more than a year, was recently foreclosed upon and is currently owned by Milwaukee County. Total project costs are expected to be \$50,000.

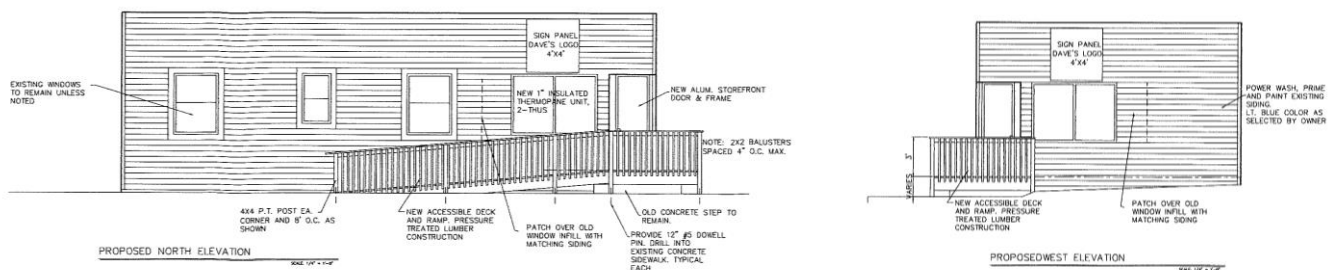


The property is zoned C-2 Neighborhood Commercial District. The proposed food production use requires an ordinance amendment, which is undergoing review, separate from this proposal.

That amendment would permit limited food production within the C-2 district as a Special Use.

In addition, the property was most recently utilized for residential purposes, and the proposed use would convert the building back to commercial classification. The conversion of use brings forth review of the district's required conditions, including setbacks. In the C-2 District, commercial properties are required to have a 10 ft. setback side yard setback from a property that abuts a lot in a residential district, as this one does. The Common Council may waive that requirement, as part of the Special Use approval.

The proposed new business would operate as a shared commercial kitchen for small production users, including Dave's Famous Pickles, which currently cans pickles, peppers and jams. Similar users who produce items such as soups, bakery, pretzels and salsa would rent the kitchen to produce their products. The proposed hours of operation will be from 8 am to 8 pm, seven days a week. Most of the sales of these items would take place off-site at farmers markets or other retail locations; however, a small retail component is proposed (and is required) to be maintained on site.



### Architecture

While the entire interior of the building is being renovated, minimal exterior modifications to the building are being proposed. In general, the siding and trim on the building appear to be in good shape. The

three window panels on the north façade nearest to the entrance will be removed, patched and replaced with a new two-panel window unit. Similarly, the existing window opening on the west façade will be patched, and a new window will be installed closer to the entrance. A new aluminum storefront door will also be installed. Staff is recommending that the trim associated with these new elements match the trim of the existing building in size and color.

Along the rear of the building a new entrance to the basement is being constructed, and further details of that are required, as a condition of approval. This entrance should complement the existing building and be connected to the remainder of the site via accessible walkways.



A two-car garage is located at the rear of the property and is serviced by the alley. The garage is in need of either a new coat of paint or new siding. Either treatment should match or complement the look of the commercial structure.

### **Site and Landscaping**

A few site improvements are proposed to the property to upgrade its accessibility and complement the newly proposed use. A wood ramp will be installed on the northwest side of the building leading to the corner entrance. This ramp encroaches into the public right-of-way and will require a grant of privilege.

No additional landscaping or general site improvements have been proposed. However, staff notes that the current condition of the masonry retaining wall in the rear of the property warrants repair and/or upgrading. Additionally, no refuse area or enclosure is shown on the plans, but this will be a requirement, especially in consideration of the proposed food production use.

The site is predominantly covered in remnant concrete, which has not been identified to have a purpose. Staff is recommending that the concrete in the back yard be removed and replaced with grass. In addition, the concrete on the north side of the garage should also be removed and replaced with grass or landscaping, unless a portion is needed for a refuse area/enclosure. The concrete within City right-of-way east of the garage, should be replaced and the area should be improved to provide screening of the driveway/parking pad via either landscaping and/or a short board-on-board fence.

### **Signage**

No signage has been applied for with this application. The proposed elevations indicate an area for signage near the entry door. Staff would like to note that the Department of Development may administratively approve any new wall signage, as long as it conforms to the size and design requirements within the City's Sign Ordinance.

### **Parking and Loading**

The building is approximately 810 sq. ft., which per code requires three parking spaces (1:300 for retail and service establishments). The site plan shows room for five vehicles, but as previously mentioned,

does not currently include an area for refuse. Revised site plans will need to confirm the presence of at least three parking spaces, with any commercial vehicle storage noted, and screened or contained within the garage.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Dave's Famous Pickles, a proposed food production facility, to be located at 7133 W. Becher St. and approval of the Site, Landscaping and Architectural Plans for Dave's Famous Pickles, a proposed food production facility, to be located at 7133 W. Becher St., submitted by Dave Shanklin of Dave's Famous Pickles. (Tax Key No. 453-1057-000), subject to the following conditions:

(Items 1-6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of an ordinance amendment to allow limited food production as a Special Use in the C-2 Neighborhood Commercial District. A Public Hearing is scheduled for January 6, 2015.
2. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) details of proposed window and door trim, to match existing trim in size and color; (b) location and screening of any venting or mechanical units; (c) details of the basement entrance; (d) repainting or residing of the existing garage to complement the primary building; (e) repair or replacement of the existing rear-yard retaining wall; (f) details of refuse placement, including four-sided screening; (g) removal of concrete in the rear of the property, along the side of the garage and in the right-of-way east of the garage; and, (h) revised parking layout, including confirmation of commercial vehicle storage. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.
3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
5. Request for Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office, for issuance of a Grant of Privilege for the proposed ramp.
6. Common Council approval of the Special Use Permit. A Public Hearing is scheduled for January 6, 2015.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.



- 7A. Special Use Permit to re-establish occupancy for a mixed-use commercial and residential building located at 6416-18 W. National Ave.**
- 7B. Site, Landscaping and Architectural Plans for a mixed-use commercial and residential building located at 6416-18 W. National Ave., submitted by Gerald Macklin, d/b/a First Service. (Tax Key No. 454-0204-000)**

Items 7A and 7B may be considered together.

### **Overview and Zoning**

This project first came before the Plan Commission in January 2011 in response to raze or repair orders that were issued in June 2010. Since that time, the project has stalled several times, as a result of not completing the work or obtaining the proper permits on time. The property is zoned C-3 Community Commercial District, which permits mixed residential and commercial uses as a Special Use.

A Settlement Agreement between the City and the property owner was reached in October 2014 that will allow the property owner another chance to renovate and reoccupy the building. The terms of that Agreement state that the applicant had 30 days to re-apply for a Special Use Permit from the time of that Agreement. Furthermore, the applicant then has 30 days to apply for building permits from the issuance of the Special Use Permit, which is currently scheduled for review on January 6. The property owner then has 30 days from the issuance of those permits to complete the rehabilitation.



Total project costs for the rehabilitation are estimated to be approximately \$57,000.

### **Site, Landscaping and Architecture**

At the time of the last review, the Plan Commission granted conditional approval of the project. The conditions, including additional architectural and site details, and removal of the inaccessible structure and concrete slab in the backyard were largely met. However, a few details remained to be confirmed, and will carry over as staff's recommended conditions of approval.

**Recommendation:** Recommend Common Council approval of the Special Use Permit to re-establish occupancy for a mixed-use commercial and residential building located at 6416-18 W. National Ave. and approval of the Site, Landscaping and Architectural Plans for a mixed-use commercial and residential building located at 6416-18 W. National Ave., submitted by Gerald Macklin, d/b/a First Service. (Tax Key No. 454-0204-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) indication of drainage via gutters; (b) notation of full site details, including fencing; and, (c) location and screening of refuse areas for

commercial and residential tenants. Contact Bart Griepentrog, Planner II at (414) 302-8469 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Common Council approval of the Special Use Permit. A Public Hearing is scheduled for January 6, 2015.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**8. Site, Landscaping and Architectural Plans for a proposed storage garage for Milwaukee County, to be located at 10930 W. Lapham St., submitted by Jonathan Steinbach, d/b/a Bloom Companies, Inc. (Tax Key No. 448-9996-005)**

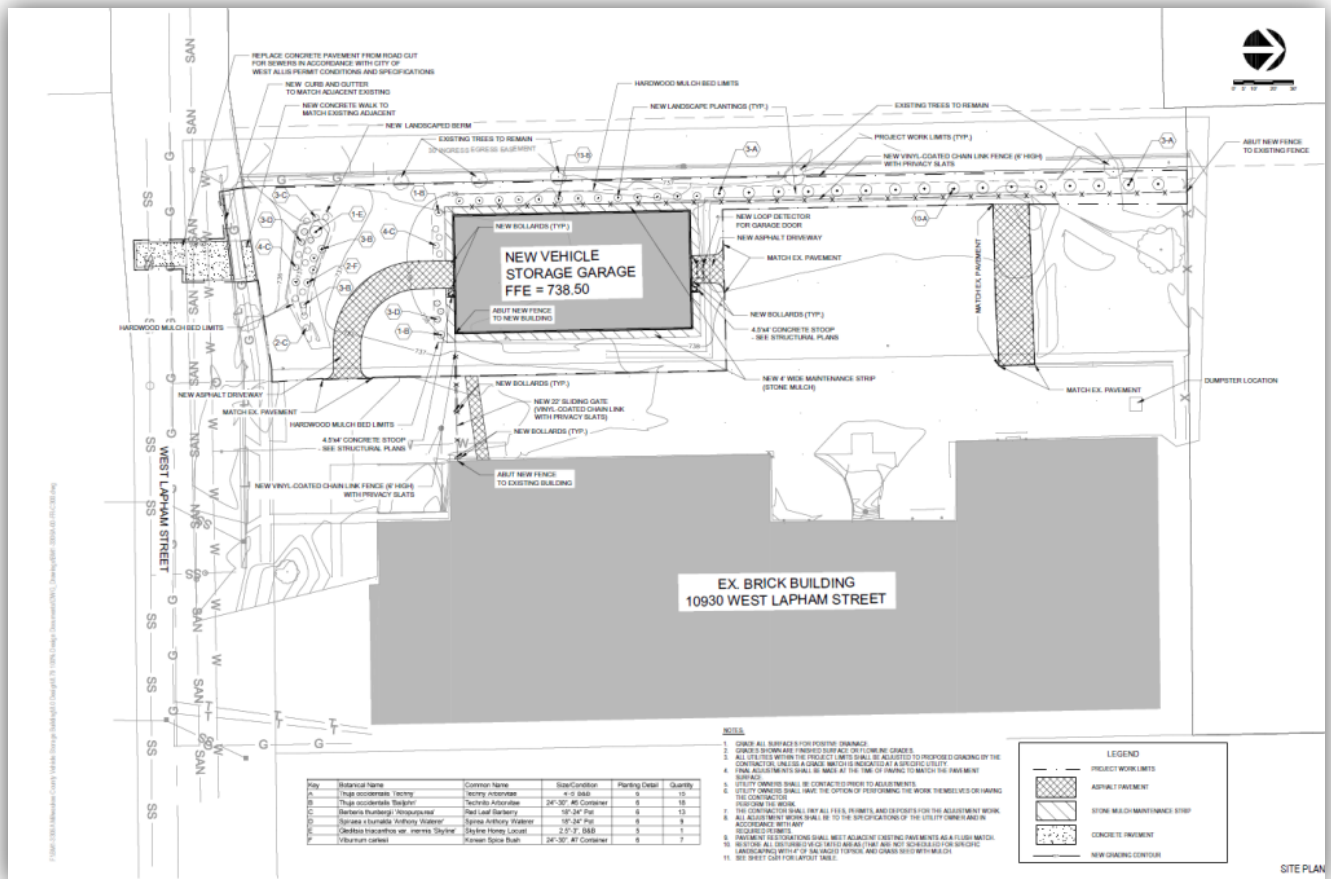
**Overview and Zoning**

Milwaukee County is proposing to construct a 7,200 sf vehicle storage garage on its site located at 10930 W. Lapham St. The 3-acre property is zoned M-1/manufacturing. The building will be located to



the west of the existing trades shops building on the property. The typical vehicles that will be parked in the indoor storage building are County-owned trades vans and trucks. The garage will be 60' by 200' and have parking spaces for 16 vehicles. Staff notes that the site is adjacent to several underutilized sites, including self-storage to the west and a recently vacated 8.5-acre grocery store site to the north.



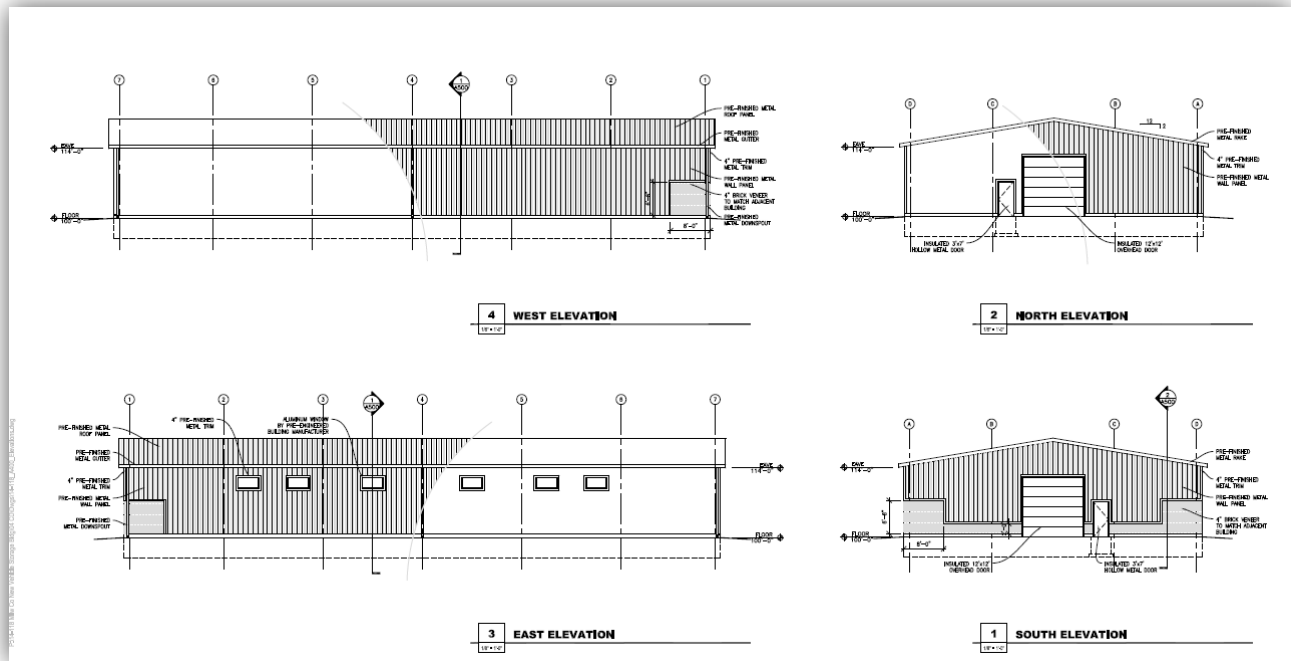


## Site and Landscaping

In addition to the proposed 7,200 sf storage garage, site improvements will include a short asphalt drive connecting from the existing drive into the site to the front of the building, closure of the existing unused drive entrance, new perimeter landscaping, and a 6' high vinyl-coated chain link fencing with slats along the west property line of the site. A new landscape berm is proposed between the new building and W. Lapham St. for additional screening.



In addition to the changes listed above the applicant plans to place a new 22' long vinyl-coated chain



link gate with slats which would extend from the front of the proposed heated storage garage to the existing brick building occupied by Milwaukee County trades shop building.

### Architectural

The proposed 7,200 sf storage garage is proposed to be constructed of the following –

- Pre-finished metal wall panels on all elevations.
- A 2' high brick veneer base along the south elevation which rises to 6' 8" and wraps 8' in length along both the east and west elevations.
- (6) Aluminum framed windows along the east elevation.

Staff notes that the principal building has a brick exterior along its front façade and a block exterior along its side and rear facades. The proposed architectural plans are not in accordance with the architectural guidelines that state,

*"Outbuildings on a parcel should be designed to be compatible to the principal structure on the site in scale, materials and colors."*



Upon receiving the plans, staff sent the applicant a communication indicating that the plans fell short of the City's Design Guidelines, included in that email communication was a link to the City's Design Guidelines in case the applicant had not utilized them when designing the building. A few weeks after

receiving the communication the applicant and city staff met to go over where the building falls short of the guidelines and why the city believes it is important that the applicant, at minimum, meet the guidelines. It was laid out in the meeting by the applicant that there were budgetary concerns in regards to the proposed storage garage which would limit their ability to be able to alter the plans to meet the City's Design Guidelines. They also noted that there were soil conditions on the site that would add a great deal of cost if a foundation necessary to support a masonry exterior was required. Following that meeting the applicant asked to place the original plans that they submitted on the December 3, 2014 Plan Commission Agenda.

Staff has looked back and found a similar case scenario from July 22, 2009 at the former Maritime Bank site, 10247 W. Lincoln Ave., where the applicant proposed a storage garage to be constructed of Hardi-Plank siding, at a site where the main building was constructed of brick and EIFS. The Plan Commission acted in accordance with the City's Design Guidelines and required that garage be built of a brick exterior to match the main building on the site. The applicant came back the next month with revised plans which the Plan Commission then approved.

Staff understands the applicant's position regarding budgetary limitations, but has a duty to enforce the City's Design Guidelines. The guidelines indicate,

*"Outbuildings on a parcel should be designed to be compatible to the principal structure on the site in scale, materials and colors."*

As the above guidelines apply to the proposed building, staff would like to see more brick on the south elevation, as well as more architectural relief throughout the building, such as increased overhangs on the south elevation and complementary brick and masonry material throughout the majority of the remainder the building.

Typically, in cases where staff and the applicant are closer to an agreement, staff can create a list of conditions for the Plan Commission to approve; however, in this case, staff and the applicant are not close and staff is thus recommending denial in hopes that the applicant will come back with a proposal that meets the intent of the City's Design Guidelines.



**Recommendation:** Recommend denial of the Site, Landscaping and Architectural Plans for a proposed storage garage for Milwaukee County, to be located at 10930 W. Lapham St., submitted by Jonathan Steinbach, d/b/a Bloom Companies, Inc. (Tax Key No. 448-9996-005)

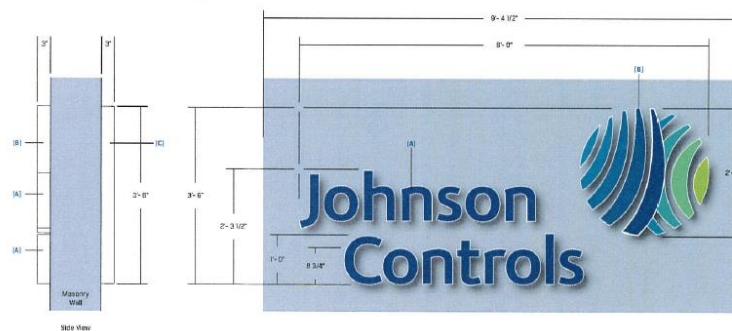
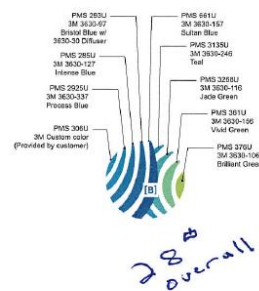
**9. Signage Plan for Johnson Controls located at 801 S. 60 St., submitted by Deb Burton and Mike Kinsella d/b/a Poblocki Sign Company on behalf of JCI. (Tax Key No. 439-0002-010)**

Johnson Controls is proposing a wall sign on the east elevation of their facade facing S. 60 St. Typically signage approvals may be approved by staff, but because this building is so large it falls under the master signage program which requires Plan Commission approval. Plan Commission has approved



other wall sign projects for comparable large buildings in West Allis (like Summit Place). In that scenario, wall signs were granted approval of approximately 125-sf area each.

- Johnson Controls is leasing a total of about 140,000-sf of space on the first and second floor within the 801 S. 60 St. building. The overall building is around 360,000-sf and is situated upon 2 properties (it's essentially split in two about 180,000-sf of finished floor area on each property).
- The proposed sign location is subdued as JC isn't proposing to take advantage of the unique radius to the SE side of the building.
- Staff notes that the signage ordinance would grant more wall signage area for JC, but the applicant only wants about 30-sf as proposed.



**Recommendation:** Approval of the signage plan for Johnson Controls located at 801 S. 60 St., submitted by Deb Burton and Mike Kinsella d/b/a Poblocki Sign Company on behalf of JCI. (Tax Key No. 439-0002-010)

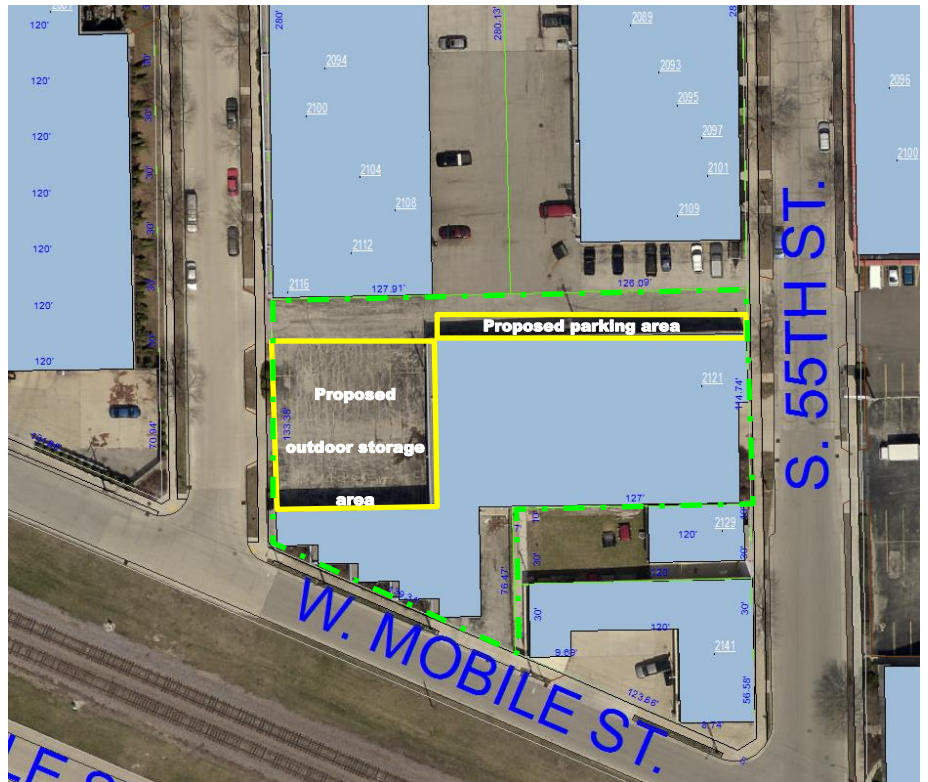
- 10. Site, Landscaping and Architectural Plan Amendment for a salt storage shelter and outdoor storage for Precision Landscape Services, LLC located at 2121 S. 55 St., submitted by Troy Daniels, owner. (Tax Key No. 474-0264-005)**

## Overview and Zoning

The property is zoned M-1/Manufacturing, which permits outdoor storage as a Permitted Use, subject to site/landscaping and screening plan.

Precision Landscaping has purchased the property located at 2121 S. 55 St. which includes a 21,000 sf building on just under 1 acre of land. The new owner will occupy a portion of the building for his landscaping business and is proposing to construct a 32ft x 32ft x 16ft high covered salt storage structure. A standard size refuse dumpster is also proposed to be accommodated on site.

## Site, Landscaping and Architectural Plans



Additional site changes include a 6-ft high chain-link fence with privacy slats around the parking and storage lot. The existing landscaping bed fronting S. 56 St. currently features 3 evergreen arborvitae and is proposed to be planted with additional evergreen arborvitae to help screen the covered salt storage structure from view. Other existing landscaping beds on site, along W. Mobile St., will be in-filled with additional perennial landscaping.

## Parking

The site is required to provide 21 parking spaces based on 18,000sf of existing warehouse and 2,700sf of office. The applicant is proposing to provide parking spaces on site (as shown within the new fenced area, along the north side of the building and also inside the building).

The addition of a salt storage structure and fenced outdoor storage will reduce outdoor surface parking by approximately 12 spaces and potentially below the minimum off-street parking requirements. Based on an old floor plan a total of 21 vehicles are required. An updated floor plan and floor area/parking schedule is recommended. The new floor plan should indicate the interior floor areas (office, warehouse/storage, parking...) and help determine the current off-street parking requirement.



While 7 employee parking spaces are proposed along the north wall of the existing building, staff recommends that this area should not be utilized for parking stalls given the proximity to other adjacent perpendicular parking on the site to the north. There is also existing cross traffic within this area (from other sites) that will conflict with the proposed parking along the north side of the building. The distance between a car backing out of a parking stall on the property to the north and a car parked parallel on



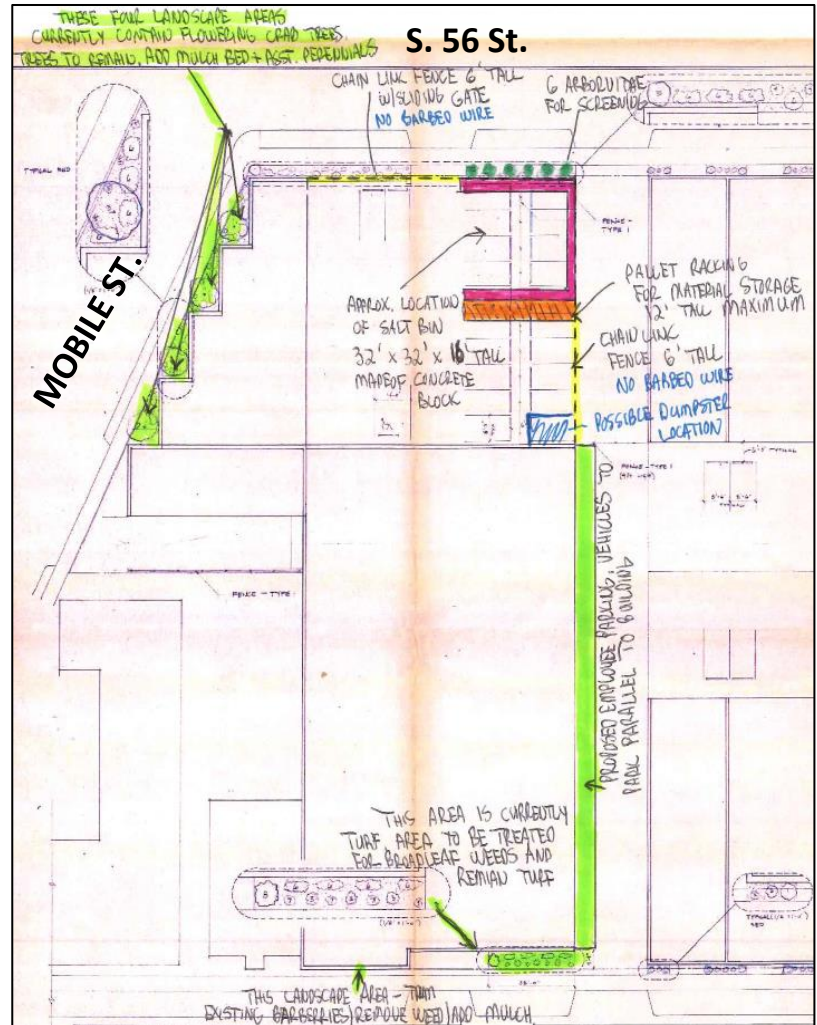
the subject property may present a problem due to insufficient space to make turning movements. The typical width of a parking lot aisle (between a row of cars) for turning movements is about 24-ft. and the distance from existing parking to proposed parallel parking will be less (around 20-ft).

Options - This is an industrial area and while off-street parking is preferred and required by zoning, other options such as shared parking on nearby commercial or industrial properties, or street parking within S. 55 and S. 56 St. is also available and probably a better alternative for employee parking. Any shortage of parking may be addressed by the Board of Appeals.

The Board of Appeals may consider modifying the parking requirement, but staff is encouraging the applicant to work on a revised floor area calculation with existing and proposed tenants in mind to best determine if, and what level of parking is required, as an on-site parking deficiency may exist with the improvements proposed on site.

### Outdoor storage

The addition of the salt storage enclosure, and a refuse dumpster bring up aesthetic concerns. The owner is proposing a 6-ft high fence and staff is recommending that the plan delineate all outdoor storage on site and that the storage not exceed the fence height. While outdoor storage is permitted in the M-1/Manufacturing District it is conditioned upon the following zoning rules:



(ddd) Open/outdoor general wholesale, warehousing and storage, conditioned upon the following:

1. All outdoor storage shall be screened from the public right-of-way and any abutting lots by a solid wall or fence (including necessary solid gates) and/or a contiguous landscape buffer.
2. In no case shall open storage exceed a greater height than the enclosed screening (except vehicles and associated equipment); and
3. All truck, trailer or commercial vehicles associated with the business shall be stored within the enclosed area, unless otherwise noted on a site plan, approved by the Plan Commission.

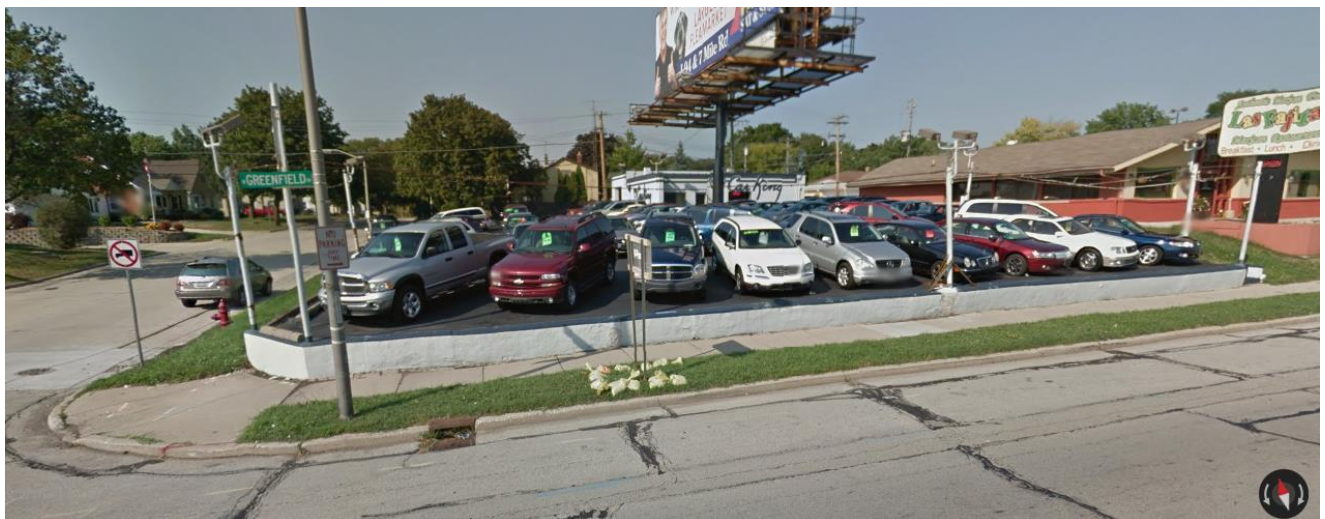
The storage structure as proposed will feature 24"-W x 48"-L x 24" H, concrete blocks stacked to form an enclosure on 3-sides. A shed roof will be constructed of 2" x 6" lumber with corrugated metal roofing. As situated on the site plan, the salt storage enclosure will contain the salt storage and salt will also be covered with a shed roof. Additionally the fence and arborvitae will help obstruct the view to this feature.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plan Amendment for a salt storage shelter and outdoor storage for Precision Landscape Services, LLC located at 2121 S. 55 St., submitted by Troy Daniels, owner. (Tax Key No. 474-0264-005). subject to the following conditions:

(Items 1 through 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

1. An updated floor plan and floor area schedule being supplied to indicate the area of office, warehouse and storage spaces within the building relative to the City's off-street parking requirements. Internal parking spaces should be indicated on the plan.
2. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a)parallel parking along the north wall is not recommended given insufficient width to accommodate the proposed parking layout and cross traffic between buildings; (b)landscaping updates being indicated on plan. Contact Steve Schaer Manager of Planning and Zoning at 414-302-8466.
3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
5. Board of Appeals consideration should a parking deficiency be present.

11. **Site, Landscaping and Architectural plan for proposed site changes to the existing Car King property located at 10124 W. Greenfield Ave. submitted by Luke Ritter of Accent Exteriors on behalf of Bruce Moench/property owner. (Tax Key No. 444-0093-001)**



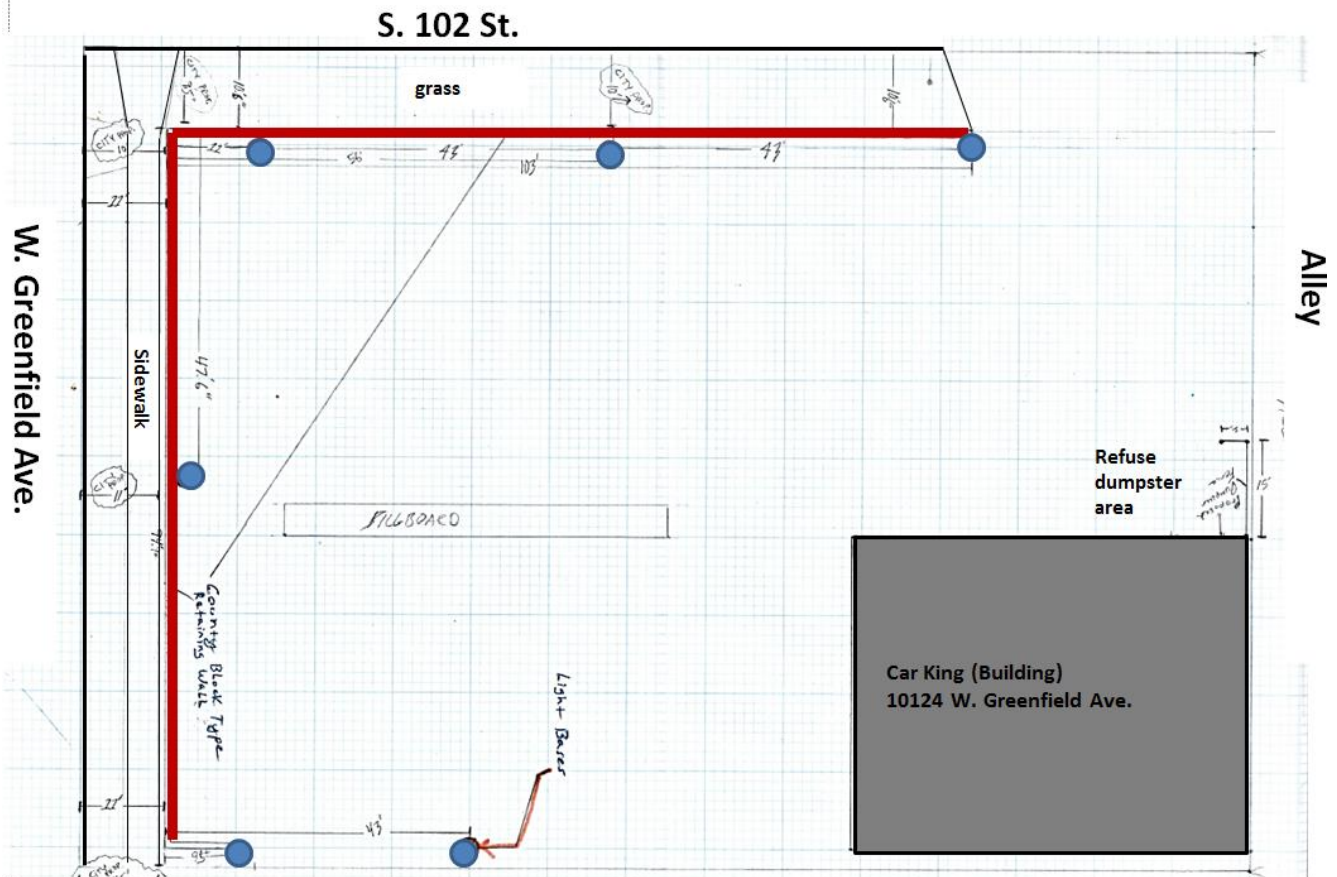
### Overview and Zoning

The property is zoned C-3/Community Commercial and currently operates as a passenger vehicle dealership. The scope includes the replacement of the retaining wall and pole lights on site.



[illegible]

mit is necessary. The State's main concern at this point is that the new  
destrian and ADA accessibility at the sidewalk or pedestrian ramp at  
ng up with staff prior to the Plan Commission meeting.





**Recommendation:** Approval of the Site, landscaping and Architectural Plan for proposed site changes to the existing Car King property located at 10124 W. Greenfield Ave. submitted by Luke Ritter of Accent Exteriors on behalf of Bruce Moench/property owner (Tax Key No. 444-0093-001) subject to the following conditions:

(Items 1 through 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly)

1. Confirmation from WisDOT - District 2/Andy Maxwell relative to the potential encroachment permit or changes to the wall being required.
2. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) an accurate as-built survey of the new wall's location relative to property lines; (b) a cross-section elevation of the new wall; (c) landscaping being incorporated into the new design. Corner planting beds shown/added at the SW and SE corners of the site and along the base of the west wall; (d) the refuse location being shown on the site plan and screened with a 4-sided enclosure. Details of the enclosure being provided; (e) note on plan to indicate that all vehicles being stored on site and not beyond the property limits. Contact Steve Schaer Manager of Planning and Zoning at 414-302-8466.
3. Light fixtures being directed straight downward so as to prevent light splay beyond property limits.
4. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
5. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.